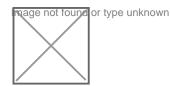


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4939 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:

27249

MLS ID:

A2186408

\$849,000



<sup>△</sup> SIMA KHADEMI

**2** (403) 294-1500

□ CIR Realty

**403-294-1500** 

r<u>M</u>1

4939 50 Street , Rocky Mountain House , Alberta T4T1A7

**Transaction Type** 

For Sale

**Days On Market** 

Commercial

Zoning

Subdivision Rocky Mtn House Year Built

1912

110

Structure Type Hotel/Motel

**Property Type** Commercial

**Property Sub Type** 

Hotel/Motel

Legal Plan 101AJ

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

19173.00

1781.22

window coverings, etc.

Restrictions Reports Call Lister Appraisal

Massive Price Reduction! Looking for a promising business opportunity in Rocky Mountain House? This well-established venture is located in one of the town's most prominent and historic buildings. It attracts a diverse clientele, including business professionals, travelers, locals, and pool enthusiasts of all ages. The property features a spacious basement retail area, a 250-seat pub, a 50-seat restaurant, and 20 suites on the 2nd and 3rd floors, along with a 3-bedroom living quarters on the top floor. While the property boasts many recent upgrades—such as new flooring, windows, —there's still potential for enhancements to bring it back to its full glory with new plumbing. This is your chance to revitalize a thriving business in a prime location! Property recently appraised at \$1,200,000 and owner is offering VTB.

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